

935 County Road 207, Hico, Texas 76457

MLS#: 20855128 **N Active**

[935 County Road 207 Hico, TX 76457](#)

LP: \$19,900,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N
Subdivision: 136 JOHN CARLOS
County: Hamilton
Country: United States
Parcel ID: [R12458](#)
Parcel ID 2: 13937, 19542, 58526, 19540, 54639, 21260, 21104
Lot: **Block:**
Legal: 136 JOHN CARLOS; ACRES: 887.943
Unexmpt Tx:
Spcl Tax Auth: No

Lst \$/SqFt: \$2,690.64

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No
PID:No

Beds: 13 **Tot Bth:** 10 **Liv Area:** 7
Fireplc: 1 **Full Bath:** 10 **Din Area:** 7 **Pool:** No
Half Bath: 0 **Adult Community:**

Smart Home App/Pwd: No

SqFt: 7,396/Owner
Yr Built: 2024/Owner
Lot Dimen:
Subdivide?: No
HOA: None

Hdcp Am: No **Garage:** Yes/2
Horses?: **Attch Gar:** No
Attached: Yes **# Carport:** 14
Acres: 887.943 **Cov Prk:** 16
HOA Dues:

School Information

School Dist: Hico ISD
Elementary: Hico
Primary:

Middle:
Jr High: Hico

High: Hico
Sr High:

Rooms

Room **Dimen / Lvl** **Features**
Living Room
Dining Room

Room **Dimen / Lvl** **Features**
Bedroom-Primary
Kitchen

General Information

Housing Type: Single Detached
Style of House:
Lot Size/Acres: Over 100 Acres
Soil:
Heating: Central, Electric
Roof: Metal
Construction:
Road Surface: Gravel
Crops/Grasses: Improved Pasture
Foundation:
Basement: No
Possession: Closing/Funding

Fireplace Type: Propane
Flooring: Combination
Levels: 1
Type of Fence: High Fence
Cooling: Ceiling Fan(s), Central Air, Electric, Other
Accessible Ft:
Patio/Porch: Awning(s), Covered
Road Frontage: County Road
Vegetation:
Special Notes: Aerial Photo
Listing Terms:

Features

Appliances: Dishwasher, Electric Cooktop, Electric Oven
Interior Feat: Wet Bar
Exterior Feat: Awning(s), Covered Patio/Porch
Park/Garage: Carport, Concrete, Covered, Detached Carport, Driveway, Heated Garage, Outside, Workshop in Garage
Street/Utilities: Co-op Electric, Electricity Available, Electricity Connected, Outside City Limits, Septic, Well
Lot Description: Acreage, Cleared, Hilly, Landscaped, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Pasture, Tank/Pond, Water/Lake View
Proposed Use: Agricultural, Commercial, Exotics, Hunting/Fishing, Investment, Mixed Use, Multi-Family, Ranch, Recreational, Residential, Resort, Single Family
Present Use: Exotics, Hunting/Fishing, Recreational, Residential
Restrictions: No Known Restriction(s)
Easements: Electric, Natural Gas
Waterfront: Creek, Lake Front – Main Body

Plat Wtrfn Bnd:

Farm & Ranch Information

Residences: 7 **Pasture Acres:** **Crop Retire Prog:**
Tank/Pond: 2 **Cultivate Acres:** **Aerial Photo Avl:**
Barns: 1 **Bottom Lnd Acres:** **AG Exemption:** Yes **Road Frontage:**
Lakes: 1 **Irrigated Acres:** **Land Leased:** No **Wells:** 5

Remarks

Property Description:

Luxury High-Fence Ranch on 887 Acres – Hico, TX. Welcome to an exceptional 887-acre high-fence ranch in Hico, Texas, offering a rare blend of luxury, recreation, and natural beauty. This meticulously maintained property features multiple MB Ranch King luxury cabins, a stunning custom-built gathering lodge with a full kitchen, bar, TV, living area, and bathroom, and two homes—including a newly built residence from 2022 and an updated farmhouse currently being remodeled. This premier hunting and recreational ranch is home to a variety of exotic and native wildlife, including axis deer, oryx, blackbuck antelope, fallow deer, whitetail deer, and turkey. The property is fully set up for hunting, with multiple deer stands, feeders, and designated food plots. Water is abundant, with three residential wells and two irrigation wells supporting the land. A large lake stocked with largemouth bass and direct access to Honey Creek offer exceptional fishing and scenic waterfront views. The large custom wood grain metal barn is designed for functionality and storage, featuring a 120x30 climate-controlled and insulated section, along with indoor outdoor coverage and a walk-in cooler for game. Miles of well-maintained roads wind through the beautiful hardwood trees and park-like settings, making it an incredible property to explore by Ranger or ATV. A bridge and multiple built spillways add both function and charm to the landscape. This ranch is the perfect combination of hunting, relaxation, and adventure. Pictures don't do it justice—come see this one-of-a-kind property in person! Contact us today for a private tour!

Public Driving Directions:

935 CR 207 Hico, TX 76457

Agent/Office Information

Lst Ofc: BLACK REAL ESTATE, LLC

Lst Agt: [Christi Black](#)

Prepared By: CHRISTI BLACK BLACK REAL ESTATE, LLC on 03/03/2025 09:17

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